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**PLANNING ADVISORY COMMITTEE MINUTES**

Tuesday, September 10, 2024 | 4:00 pm  
Saugeen Room

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**MEMBERS PRESENT** Chair Tim Norwood | Mark Ebert | Harold Fleet | Keith Hopkins  
| Terry Leis

**OTHERS PRESENT** Andrew Wilken, Secretary -Treasurer | Sandeep Kaur, Deputy  
Secretary-Treasurer | Sherri Walden, CAO | Matt Rapke,  
agent for 260 7<sup>th</sup> St | Retouche Inc., agent for 612 10<sup>th</sup> Ave

**DISCLOSURE OF  
PECUNIARY INTEREST** None

The Secretary-Treasurer informed the committee that Peter Hambly has resigned from his position on the committee.

**DELEGATIONS****1. Adoption of July 9<sup>th</sup>, 2024 Regular Meeting Minutes**

**Moved by KEITH HOPKINS / Seconded by MARK EBERT**

That the minutes of the July 9<sup>th</sup>, 2024 regular meeting be approved as printed and circulated.

**CARRIED**

**2. Business arising from Minutes**

The Secretary-Treasurer informed the committee that minor variance application A3-24, concerning a sign at the rear of the property at 424 18th Ave, has been approved. The Site Plan agreement for Teeswater Concrete will be presented to the council at the upcoming council meeting.

**3. Local Official Plan No. 4 (LOPA#4)----- Town of Hanover (Housekeeping)**

The Secretary-Treasurer informed the committee that the government has released a new Provincial Policy Statement, which is currently in the review phase and will take effect on October 20, 2024.

**4. Zoning Bylaw Amendment, Z4-24, Winkler Frances Caroline Estate----- 260 7<sup>th</sup> St**

The Secretary-Treasurer explained that Wilson Developments has been retained by the owner of 260 7th St, who seeks to rezone their R1 zoned property to R4-XX to allow for the development of 6 street townhouses. The proposed rezoning includes an exception to the R4 zone to permit a minimum interior side yard of 1.2 metres, whereas the standard R4 zoning requires a minimum of 4.5 metres for the end unit of a townhouse. Matt Rapke, the agent for 260 7th St, mentioned that they are in the process of determining the stormwater and sewer line setup for the property. He also noted that the Public Works Department has looked into the water pressure issue and confirmed there is sufficient water supply in the neighborhood with no concerns. Additionally, he stated that parking won't be a problem, as the street is closed, and parking is available. He further mentioned that a consent application will be submitted to create the lots.

The County Planning Staff has reviewed the application and has no concerns.

Subsequent to a good discussion with regards to this application, it was then;  
**Moved by MARK EBERT / Seconded by TERRY LEIS**

That the Planning Advisory Committee recommend to council that they have no objections to the approval of Zoning Bylaw Amendment Application No. Z4-24.

**CARRIED**

**5. 1000291312 Ontario Inc. ----- 612 10<sup>th</sup> Ave**

The Secretary-Treasurer informed committee about the proposed redevelopment of the old manufacturing outlet at 612 10<sup>th</sup> Avenue. The property is zoned as R5-3 to allow for manufacturing outlet only. The owner informed the committee of their plan to develop 41 affordable residential apartments, requiring 46 parking spaces. He explained that while they have 32 parking spaces on-site, they are seeking relief for the remaining 13 spaces. The proposal includes a mix of studio and two-bedroom apartments. The committee requested a planning justification report, a parking study, and also asked for the exploration of alternative parking solutions to support affordable housing.

**6. Part Lot Control Application, Candue Homes Ltd. ----- 746 18<sup>th</sup> St**

The Secretary-Treasurer informed the committee that Candue Homes has applied for a part lot control exemption in Saugeen Cedar Heights West for Lots 104-107, which form a fourplex. Candue Homes is seeking permission to provide backyard access for Lots 105 and 106 through Lots 104 and 105, respectively. In accordance with Section 50 (7.1) of the Planning Act, the by-law will not take effect until it is approved by the County of Grey and registered. This by-law is proposed to expire two years from the date of its passage.

**7. Site Plan Control Agreement, Badwal Jaspreet Singh ----- 267 10<sup>th</sup> St**

The Secretary-Treasurer examined the site plan control agreement for the property located at 267 10<sup>th</sup> St to add one dwelling unit by converting the rear half of the main floor commercial space and incorporating a residential unit in the basement. The proposed development adheres to the provisions outlined in the Comprehensive Zoning Bylaw No. 2912-15 for C1 lands.

**8. Site Plan Control Agreement, Haas Properties Inc. ----- 52 14<sup>th</sup> Ave**

The Secretary-Treasurer examined the site plan control agreement for the property located at 52 14<sup>th</sup> Ave to convert the existing Brewery into Hanover motorsports. The current operations will include selling generators, lawnmowers, water pumps, and other Honda power equipment, in addition to offering vehicle detailing and repair services. The proposed development adheres to the provisions outlined in the Comprehensive Zoning Bylaw No. 2912-15 for M1 lands.

**9. Correspondence**

**9.1. Planning Services Grey County Media release August 21**

On August 8, Grey County's nine municipalities discussed a potential shared services model for planning, where local staff would join a central county planning department. This model aims to maintain local decision-making authority while improving administrative efficiency. The review is driven by recent provincial planning changes and feedback from developers. Over the next few months, councils will explore the model's challenges and benefits, with a County report anticipated by year-end.

**9.2. Ministry of Municipal Affairs and Housing news dated August 20, 2024**

The Ontario government is introducing a streamlined Provincial Planning Statement (PPS) to simplify land-use planning, support housing development, and reduce red tape. Effective October 20, 2024, the PPS consolidates previous policies, cutting over 100 pages of regulations, saving municipal staff time, and offering new tools for efficient growth planning. It emphasizes building near transit, repurposing underused lands, and creating diverse housing options, with input from extensive consultations and feedback from various stakeholders.

**10. New Business**

**11. Adjournment**

**Moved by KEITH HOPKINS**

That the meeting now be adjourned at 5:18 pm.

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Chair, Tim Norwood

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Secretary-Treasurer, Andrew Wilken